

## FLAGLER COUNTY LEGAL NOTICES

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024 CP 000093  
Division 48  
IN RE: THE ESTATE OF:  
VALERIE JUNE NICOLIELLO  
a/k/a VALERIE J. NICOLIELLO  
Deceased.

The administration of the estate of VALERIE JUNE NICOLIELLO, also known as VALERIE J. NICOLIELLO, deceased, whose date of death was June 2, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bldg.1, Bunnell, FL 32110. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

### FIRST INSERTION

**NOTICE OF INTENT TO DESIGNATE POSITIONS TO SENIOR MANAGEMENT SERVICE CLASS**

Notice is hereby given that the City of Bunnell intends to designate the positions of Senior Intelligence Analyst and Human Resources Manager to the Senior Management Service Class, pursuant to Florida Statutes 121.055.

Positions added to this class must be a managerial or policymaking position filled by an employee who is not subject to a continuing contract and who serves at the pleasure of the local agency employer without civil service protection, and who: (1) heads an organizational unit; or (2) has responsibility to effect or recommend personnel, budget expenditure or policy decisions in his/her areas of responsibility.

April 11, 18, 2024 24-00104F

### FIRST INSERTION

**NOTICE OF PUBLIC SALE:**  
JOHNS TOWING AUTO & TRUCK SERVICE, INC gives notice that on 04/23/2024 at 09:00 AM the following vehicles(s) may be sold by public sale at 1103 NORTH STATE ST BUNNELL, FL 32110 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

3C4PDCAB4HT637038 2017 DODG KMHTC6AD2HU306142 2017 HYUN

April 11, 2024 24-00109F

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is April 11, 2024.

**Personal Representative:**  
Linda Higginbotham  
27 Prince Anthony Lane  
Palm Coast, Florida 32164  
Attorney for Personal Representative:  
MELVIN D. STACK  
Florida Bar No. 297798  
EVERY & STACK  
444 Seabreeze Blvd., Ste 1003  
Daytona Beach, FL 32118  
Telephone: (386) 255-1925  
Facsimile: (386)255-9118  
E-Mail: mel@melstack.com;  
jenea@melstack.com (secondary)  
April 11, 18, 2024 24-00076G

### FIRST INSERTION

**NOTICE OF PUBLIC SALE:**  
JOHNS TOWING AUTO & TRUCK SERVICE, INC gives notice that on 04/24/2024 at 09:00 AM the following vehicles(s) may be sold by public sale at 1103 NORTH STATE ST BUNNELL, FL 32110 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1GNKRHKDOFJ122560 2015 CHEV 5TDMZK23C8S9245593 2009 TOYT JTMWFREV3JD121004 2018 TOYT KLS8CB6SAXMC71167 2021 CHEV SAJDA01D5YGL26350 2000 JAGU WBA3A5G54DNP20383 2013 BMW

April 11, 2024 24-00110F

### FIRST INSERTION

**Notice Under Fictitious Name Law**  
According to Florida Statute  
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Your Treasurers, located at 59 Kathleen Trail, in the City of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of April, 2024  
Maryanne Palmieri  
April 11, 2024 24-00112F

### FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
7TH JUDICIAL CIRCUIT IN AND FOR  
FLAGLER COUNTY, FLORIDA  
CASE NO.: 2023 CA 000906

**CITIZENS BANK, N.A., Plaintiff, vs. KATHALEEN G. RUSSELL; UNKNOWN SPOUSE OF KATHALEEN G. RUSSELL; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendant(s).**  
NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment dated February 29, 2024, and entered in Case No. 2023 CA 000906 of the Circuit Court of the 7TH Judicial Circuit in and for Flagler County, Florida, wherein CITIZENS BANK, N.A., is Plaintiff and KATHALEEN G. RUSSELL; UNKNOWN SPOUSE OF KATHALEEN G. RUSSELL; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, are Defendants, the Office of the Clerk, Flagler County Clerk of the Court will sell via online auction at https://flagler.realforeclose.com at 11:00 a.m. on the 7th day of June, 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT 12, BLOCK 13, OF ROYAL PALMS - SECTION - 32, PALM

### FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA.

**CASE No. 2023 CA 000597**  
**MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MYRA J. COLE, DECEASED, et al., Defendants**  
TO: UNKNOWN SPOUSE OF DENISE DREW  
500 EOLA AVENUE  
SUFFOLK, VA 23434

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Flagler County, Florida:

LOT 10, BLOCK 7, OF PALM COAST, MAP OF WYNNFIELD, SECTION 20, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 32 THROUGH 42, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written de-

COAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 10, PAGE(S) 56, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.  
Property Address: 31 Round Tree Drive, Palm Coast, Florida 32164 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. B-206, DeLand, FL 32724, (386) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: 4/8/2024  
McCabe, Weisberg & Conway, LLC  
By: /s/ Craig Stein  
Craig Stein, Esq.  
Fl Bar No. 0120464  
McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, Florida, 33407  
Telephone: (561) 713-1400  
Email: FLleadings@mwc-law.com  
File No: 23-400272  
April 11, 18, 2024 24-00079G

fenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in BUSINESS OBSERVER, otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

**IMPORTANT**  
In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordinator at COURT ADMINISTRATION, 125 E ORANGE AVENUE, SUITE 300, DAYTONA BEACH, FL 32114, 386-257-6096. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida Relay System.

WITNESS MY HAND AND SEAL OF SAID COURT on this day of 3/20/2024.

TOM BEXLEY  
As Clerk of said Court  
(SEAL) By: /s/ Margarita Ruiz  
As Deputy Clerk

Greenspoon Marder, LLP  
Default Department  
Attorneys for Plaintiff  
Trade Centre South, Suite 700  
100 West Cypress Creek Road  
Fort Lauderdale, FL 33309  
(36615.0398)  
April 11, 18, 2024 24-00077G

### FIRST INSERTION

**GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING**

Notice is hereby given that a regular meeting of the Board of Supervisors of the Grand Haven Community Development District (the "District") will be held on Thursday, April 18, 2024, at 9:00 a.m. at the Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 193. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

**Grand Haven Community Development District**  
David McInnes, District Manager  
(321) 263-0132, Ext. 193

April 11, 2024 24-00113F

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024 CP 000174  
Division 48  
IN RE: ESTATE OF  
ROSE C. MINER  
Deceased.

The administration of the estate of Rose C. Miner, deceased, whose date of death was December 30, 2023, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Bldg. 1, Bunnell, Florida 32110. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3

### FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on April 5th at 10:00 am the following storage 3135 at Town and Country Self Storage, Bunnell FL, 1 Enterprise Dr. leased to Roosevelt Daniels will be auctioned online at www.storage-treasures.com.

April 11, 2024 24-00111F

### MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is April 11, 2024.

**Personal Representatives:**  
Geraldine A. Viviano  
c/o Legacy Law Associates, P.L.  
313 South Palmetto Avenue  
Daytona Beach, FL 32114  
Claire S. Groevant  
c/o Legacy Law Associates, P.L.  
313 South Palmetto Avenue  
Daytona Beach, FL 32114

Attorney for Personal Representatives:  
W. Denis Shelley, Attorney  
Florida Bar Number: 273872  
Legacy Law Associates, P.L.  
313 South Palmetto Avenue  
Daytona Beach, FL 32114  
Telephone: (386) 252-2531  
Fax: (386) 258-0392  
E-Mail: shelley@legacylaw313.com  
Secondary E-Mail:  
troy@legacylaw313.com

April 11, 18, 2024 24-00078G

## SUBSEQUENT INSERTIONS

### FOURTH INSERTION

**NOTICE OF ACTION INVOLVING REAL ESTATE**  
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA  
Case No. 2024-CA-00086

**DALTON BLACKBURN and EMMARY BLACKBURN, Husband and Wife, v. WILLIAM LEWIS SITTON et al.**  
TO: William Lewis Sitton  
No known address

YOU are hereby notified that a Complaint To Quiet Tax Title has been filed against you regarding the following real property located at 243 County Road 330, Bunnell, Flagler County, Florida and more particularly described as:

Easterly 198 feet of the South One-Half (S 1/2) of Tract 9, Block A, Section 32, Township 12 South, Range 31 East, Bunnell Development Company's Land at Bunnell, according to the map or plat thereof as recorded in Plat Book 1, Page 1, Public Records of Flagler County, Florida

You are required to serve a copy of your written defenses, if any, on plaintiff or plaintiff's attorney:

Ann W. Rogers  
Law Office of Ann W. Rogers P.A.  
6342 Cardinal Crest Drive  
New Port Richey, Florida 34655  
and file the original with the Clerk of the Circuit Court at Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Building #1, Bunnell, Flagler, Florida 32110 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the complaint.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's Office notified of your current address.

Clerk of the Circuit Court  
Flagler County, Florida  
(SEAL) By: /s/ Amy Perez  
Deputy Clerk  
3/12/2024  
Mar. 21, 28; Apr. 4, 11, 2024 24-00062G

### SECOND INSERTION

**NOTICE TO CREDITORS (Summary Administration)**  
IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA, PROBATE DIVISION  
Case Number: 2023 CP 603  
IN RE: THE ESTATE OF RITA JOY BENNETT  
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the Estate of Rita Joy Bennett, Deceased, File Number 2023 CP 603, by the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL, 32110; that the Decedent's date of death was July 3, 2023; that the total estate consists of the Decedent's personal property worth approximately \$37,758.96; that the names and addresses of those to whom it has been assigned by such order are:  
Aston Bennett, 1 White Dove Lane, Palm Coast, FL 32164  
Andrea Barnes, 372 Franklin Ave., #2D, Brooklyn, NY 11238  
Andre Smallings, 129 Water Tower

### FOURTH INSERTION

**NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION**

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA  
Case No.: 2023 DR 001064

**THE MATTER OF: VICTORIA L. DERIE and JOSEPH D. DERIE, Petitioners, v. NICOLLE M. ORR, Respondent.**  
**IN RE: ADOPTION OF SCARLETT KATE DERIE, ISABELLA BLUE DERIE AND SOPHIA NICOLE DERIE, Adoptees**  
TO: Respondent, NICOLLE M. ORR

YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on William J. Bosch, Esq., Chimento Law, PLLC, whose address is 145 City Place, Suite 301, Palm Coast, FL 32164, on or before 10 days after last publication\*, and file the original with the clerk of this Court at Kim C. Hammond Justice Center, 1769 E. Moody Boulevard, 2nd Floor, Bunnell, Florida 32110, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be

Court, E. Stroudsburg, PA 18301  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the Decedent and persons having claims or demands against the estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file these claims with the court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The SECOND publication of this notice is April 4, 2024.

**Person Giving Notice:**  
Aston Bennett, 1 White Dove Lane, Palm Coast, FL 32164  
By: Stacy Geiger, Esq.  
Florida Bar Number: 0015711  
Geiger Law, PLLC  
Post Office Box 352951  
Palm Coast, FL 32135  
(386) 264-6937 telephone  
Attorney for Petitioner  
stacygeigeresq@yahoo.com  
April 4, 11, 2024 24-00070G

entered against you for the relief demanded in the petition.

The minor children are identified as follows:  
Name, Date of Birth, Place of Birth  
Scarlett Kate Derie, 02/01/2006, Gouverneur, New York  
Isabella Blue Derie, 10/31/2007, Watertown, New York  
Sophia Nicole Derie, 03/07/2009, Fort Benning, Georgia  
Physical Description of Respondent:  
Age: 46 years  
Race: Mixed (White/African American)  
Hair Color: Brown  
Eye Color: Green  
Approximate Height: 5'5"  
Approximate Weight: 160 lbs.  
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

Dated: 3/18/2024  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: /s/ Jo Rios  
Deputy Clerk  
Mar. 21, 28; Apr. 4, 11, 2024 24-00061G

### SECOND INSERTION

**NOTICE TO CREDITORS (Summary Administration)**  
IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA, PROBATE DIVISION  
Case Number: 2023 CP 120  
IN RE: THE ESTATE OF RUTHANN ROCHELETTE  
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the Estate of Ruthann Rochette, Deceased, File Number 2024 CP 120, by the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL, 32110; that the Decedent's date of death was July 6, 2023; that the total estate consists of the Decedent's personal property worth approximately \$39,192.00; that the names and addresses of those to whom it has been assigned by such order are: Terry Hammond, as the Successor Trustee of the Clifford M. Rochette and Ruth A. Rochette Revocable Trust, dated May 27, 2002, as amended on June 9, 2015, 90 King John Drive, Woodbine, GA 31569.

### FOURTH INSERTION

**NOTICE OF ACTION FOR PUBLICATION**  
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA  
CASE NO.: 2023 DR 001162  
DIVISION NO.: 47

**In the Matter of the Adoption of: S.M.L. and O.J.L. Adoptee(s).**  
TO: TONY KEEN  
Race: Caucasian  
Eye color: Brown  
Hair color: Bald with brown/black beard  
Height: 5'5" - 5'6"  
Age: 43  
And Any Unknown Putative Birth Fathers  
The minor children's date of birth are 12/01/09 for S.M.L., born in West Virginia, and 12/27/2013 for O.J.L., born in Texas, respectively. Birth Mother is Hispanic, 5'3", brown hair and eyes, olive complexion, 44

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the Decedent and persons having claims or demands against the estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file these claims with the court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The SECOND publication of this notice is April 4, 2024.

**Person Giving Notice:**  
Terry Hammond, 90 King John Drive, Woodbine, GA 31569  
By: Stacy Geiger, Esq.  
Florida Bar Number: 0015711  
Geiger Law, PLLC  
Post Office Box 352951  
Palm Coast, FL 32135  
(386) 264-6937 telephone  
Attorney for Petitioner  
stacygeigeresq@yahoo.com  
April 4, 11, 2024 24-00073G

years old.  
YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and you are required to serve a copy of your written defenses, if any, to on Jean M. Dwyer, Esquire, 170 E. Granada, O.B., FL 32176 and file the original with the clerk of this court on or before 10 days after last publication\* at 1769 E. Moody Blvd, Bldg.1, Bunnell, FL 32110, Courtroom 403; otherwise a default will be entered and a judgment terminating your parental rights and granting of the adoption of stepparent of the minor children. There will be a hearing on the Joint Petition for Adoption by Stepparent on May 1, 2024 at 8:30 A.M. before Judge Christopher France, at 1769 E. Moody Blvd., Bldg. 1, Courtroom 403, Bunnell, FL 32110.

Dated this 18 day of MARCH, 2024.  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: /s/ Jo Rios  
Deputy Clerk  
Mar. 21, 28; Apr. 4, 11, 2024 24-00063G



**SAVE TIME**  
Email your Legal Notice  
Bonnie@observerlocalnews.com

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
Case No.: 2024 CP 000137
Division: 48
IN RE: The Estate of: DEREK ARLINGTON NURSE, Deceased.
The administration of the estate of DEREK ARLINGTON NURSE, deceased, Case Number 2024 CP 000137, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Building 1, Bunnell, FL 32110.

decendent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE SECOND PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIOD SET FORTH IN SECTION §733.702, FLORIDA STATUTE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
The date of the SECOND publication of this Notice is 04/02/2024.
/s/ Frances Strong Nurse
Frances Strong Nurse
WOODARD & FERGUSON, P.A.
/s/ David L. Ferguson
David L. Ferguson, Esquire
FL Bar No.: 353655
10 Vining Court
Ormond Beach, FL 32176
Telephone: (386) 677-0822
Primary Email: dferguson@ormondlawfirm.com
THIRDary Email: paralegal@ormondlawfirm.com
Attorney for Petitioner
April 4, 11, 2024 24-00075G

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
File No. 2024 CP 000063
Division: PROBATE
IN RE: ESTATE OF PETER CAMPBELL GRAY, A/K/A PETER C. GRAY, Deceased.
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
You are hereby notified that an Order of Summary Administration has been entered in the estate of PETER CAMPBELL GRAY, A/K/A PETER C. GRAY, deceased, File Number 2024 CP 000063, by the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Building #1, Bunnell, FL 32110; that the decedent's date of death was March 30, 2023; that the total value of the estate is \$42,500.00 and that the names and addresses of those to whom it has been assigned by such order are:
Name Address
David S. Gray 3902 Carriage Hill Crestwood, KY 40014
Michael S. Gray 3902 Carriage Hill Crestwood, KY 40014
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent

and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of SECOND publication of this Notice is April 4, 2024.
Persons Giving Notice:
David S. Gray
3902 Carriage Hill
Crestwood, KY 40014
Michael S. Gray
3902 Carriage Hill
Crestwood, KY 40014
Attorney for Persons Giving Notice
/s/ Cheyenne R. Young
Florida Bar Number: 00515299
WOTITZKY, WOTITZKY, ROSS & YOUNG, P.A.
1107 W. Marion Avenue, Unit #111
Punta Gorda, FL 33950
Telephone: (941) 639-2171
Fax: (941) 639-8617
E-Mail: cyoung@wotitzkylaw.com
THIRDary E-Mail: jackie@wotitzkylaw.com
April 4, 11, 2024 24-00071G

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, PROBATE DIVISION
File No. 2024 CP 000054
Division 48
IN RE: ESTATE OF DENNIS JAMES KENNY, Deceased.
The administration of the estate of DENNIS JAMES KENNY, deceased, whose date of death was December 20, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE SECOND PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE SECOND PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of SECOND publication of this notice is April 4, 2024.
MICHAEL JOHN KENNY
Personal Representative
3475 Bitters Br,
Leland, NC 28451
RANDELL C. DOANE, Esq.
Attorney for Personal Representative
Florida Bar No. 315321
Doane & Doane, P.A.
2979 PGA Boulevard, Ste. 201
Palm Beach Gardens, FL 33410
Telephone: 561-656-0200
Email: rdoane@doanelaw.com
THIRDary Email: sjoffler@doanelaw.com; cm6@shalloway.com
April 4, 11, 2024 24-00072G

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, FOURTH JUDICIAL CIRCUIT, IN AND FOR DUVAL COUNTY, FLORIDA
CASE NO.: 2023-CP-1753
DIVISION: PR-B
IN RE: ESTATE OF: BARBARA CRUZ LAWSON Deceased.

The administration of the estate of BARBARA CRUZ LAWSON, deceased, whose date of death was June 5, 2023, is pending in the Circuit Court for Duval County, Florida, Probate Division, the address of which is 501 W. Adams St., Jacksonville, FL 32202. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other

persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE SECOND PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and

the other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE SECOND PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of SECOND publication of this notice is April 4, 2024.
/s/ Gerald Patrick Lawson
Personal Representative
4428 Blakeley Court
Jacksonville, FL 32257
/s/ Jennifer Akin

Jennifer Akin, Esq.
Florida Bar No. 113117
6045 AIA S.
St. Augustine, FL 32080
Phone: (904) 320-0011
jennifer@jakinlaw.com
Attorney for Petitioner
April 4, 11, 2024 24-00074G

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, PROBATE DIVISION
File No. 2024-10408 PRDL
Division 10
IN RE: ESTATE OF WALTER GERARD WALWORTH A/K/A WALTER G. WALWORTH, Deceased.

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, PROBATE DIVISION
GENERAL JURISDICTION DIVISION
CASE NO. 2023 11107 CIDL
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MANUELA N. BAIN, et al. Defendant(s).

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, PROBATE DIVISION
File No. 2024-10616-PRDL
Division 10
IN RE: ESTATE OF BRUCE MARVIN BAKER Deceased.

FIRST INSERTION
NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, PROBATE DIVISION
File No. 2022 13140 PRDL
Division 10
IN RE: ESTATE OF LEWIS H. TOMLIN, JR., aka LEWIS TOMLIN Deceased.

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, PROBATE DIVISION
FILE NO: 2023-11241-PRDL
Division: 10
IN RE: ESTATE OF ALICE LOUISE OLMSTED BURT a/k/a ALICE LOUISE BURT Deceased.

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, PROBATE DIVISION
CASE NO.: 2024 10481 CIDL
WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT3, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT3, Plaintiff, vs. IVETTE MCNAB A/K/A IVETTE R. MCNAB A/K/A IVETTE MCNABB; UNKNOWN SPOUSE OF IVETTE MCNAB A/K/A IVETTE R. MCNAB A/K/A IVETTE MCNABB; CITY OF DELTONA, FLORIDA, Defendant(s).

The administration of the estate of WALTER GERARD WALWORTH A/K/A WALTER G. WALWORTH, deceased, whose date of death was November 18, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P. O. Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: April 11, 2024.
Signed on this 8th day of April, 2024.
/s/ PETER WALWORTH
Personal Representative
1268 Flintlock Drive
Daytona Beach, FL 32119
/s/ R. KEVIN KOREY, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 89108
ROBERT KIT KOREY, P.A.
595 W. Granada Blvd., Suite A
Ormond Beach, FL 32184
Telephone: (386) 677-3431
Email: Kevin@koreylawpa.com
Secondary Email: Michele@koreylawpa.com
April 11, 18, 2024 24-001661

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 01, 2024, and entered in 2023 11107 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and MANUELA N. BAIN; KENNETH MILES BAIN III are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on May 02, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 14, BLOCK 713, DELTONA LAKES UNIT THIRTY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 92-95, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 1333 STILLWATER AVE, DELTONA, FL 32725
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.
Dated this 5 day of April, 2024.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: \s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
22-062293 - NaP
April 11, 18, 2024 24-001671

The administration of the estate of Bruce Marvin Baker, deceased, whose date of death was January 24, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, Deland, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is April 11, 2024.
Personal Representative: Kathleen Marie Baker
2156 Lake Hires Rd.
Deleon Springs, FL 32130
Attorney for Personal Representative: Mark A. James
FBN: 22619
Law Office of Mark Andrew James, P.L.L.C.
101 N. Woodland Blvd, Suite 305
DeLand, FL 32720
Telephone: (386) 279-6006
E-Mail: mjames@attorneymarkjames.com
jones@attorneymarkjames.com
Attorney for Personal Representative
April 11, 18, 2024 24-001681

TO: LORIE A. CAMERON
Address unknown
PAULA CAMERON
Address unknown
LISA CAMERON
Address unknown
MARIE CAMERON
Address unknown
DARLEEN CAMERON
Address unknown
YOU ARE NOTIFIED that a Notice of Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Edward A. Dimayuga, Legacy Law Associates, P.L., 313 S. Palmetto Avenue, Daytona Beach, FL 32114 on or before May 20, 2024, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.
Signed on this 5th day of April, 2024.
LAURA E ROTH
CLERK OF THE CIRCUIT COURT
BY: /s/ Karen Stencil
DEPUTY CLERK
Apr. 11, 18, 25; May 2, 2024 24-001691

The administration of the Estate of ALICE LOUISE OLMSTED BURT, deceased, whose date of death was 04/11/2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, Florida 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is April 11, 2024.
/s/ VIRGINIA L. WOLFE
Personal Representative
16 Talaquah Blvd
Ormond Beach, FL 32174
/s/ DAVID A. BURT
Attorney for Personal Representative
Florida Bar No.: 197955
Hawkins, Hawkins & Burt, LLP
501 South Ridgewood Avenue
Daytona Beach, FL 32114
Telephone: (386) 252-4499
davidburt@hawkinsandburt.com
laura@hawkinsandburt.com
April 11, 18, 2024 24-001701

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Volusia County, Florida: LOT 14, BLOCK 808, DELTONA LAKES, UNIT THIRTY-TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 27, PAGES 101 THROUGH 118, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Street Address: 2824 Corrigan Drive, Deltona, Florida 32738
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before May 20, 2024, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated on April 5, 2024.
LAURA E ROTH
CLERK OF THE CIRCUIT COURT
By: /s/ Shawnee S. Smith
As Deputy Clerk
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#: 23-400325
April 11, 18, 2024 24-001711

FIRST INSERTION

Notice of Public Sale Pursuant F.S. 328.17, United American Lien &amp; Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999 Sale Date May 3, 2024 @ 10:00 am 3411 NW 9 th Ave #707 Ft Lauderdale FL 33309 V13051 1983 Carver FL1618JV Hull ID#: CDR890220983 inboard antique gas fiberglass 28ft R/O Donald Jay Young Jr Lienor: St Johns Marina &amp; Resort 2999 W St Rd 44 Deland V13020 1989 Well FL9728GM Hull ID#: WELC5585E989 inboard pleasure gas fiberglass 33ft R/O Chadwick James Williams Lienor: Lighthouse Marina 4958 S Peninsula Dr Ponce Inlet
April 11, 18, 2024 24-00060V

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA.
CASE NO. 2022 11900 CIDL
FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. DEVONNA HALCOMB AKA DEVONNA K. HALCOMB, et. al., Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2022 11900 CIDL of the Circuit Court of the 7TH Judicial Circuit in and for VOLUSIA County, Florida, wherein, FINANCE OF AMERICA REVERSE LLC, Plaintiff, and DEVONNA HALCOMB AKA DEVONNA K. HALCOMB, et. al., are Defendants, Clerk of the Court, Laura E. Roth, will sell to the highest bidder for cash at WWW.VOLUSIA.REALFORECLOSE.COM, at the hour of 11:00 AM, on the 14th day of May, 2024, the following described property:
THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 30 EAST, EXCEPT THE EAST 30 FEET THEREOF, VOLUSIA COUNTY,

FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.
IMPORTANT
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711.
DATED this 4th day of April, 2024.
GREENSPONT MARDER LLP
TRADE CENTRE SOUTH, SUITE 700
100 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE, FL 33309
Telephone: (954) 343 6273
Hearing Line: 888 491-1120
Facsimile: (954) 343 6982
Email 1: Karissa.Chin-Duncan@gmlaw.com
Email 2: gmforeclosure@gmlaw.com
By: /s/ Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
22-000431 (344071932) / JSchwartz
April 11, 18, 2024 24-001631

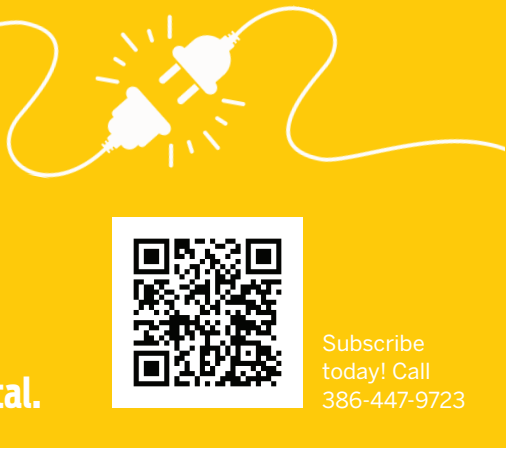
FIRST INSERTION

Notice of Sale Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve; Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale date May 3 rd , 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309 39391 2016 Jeep VIN#: 1C4PJLCB3GW293684 Lienor: Gary Yeoman's Ford 1420 N Tomoka Farms Rd Daytona Beach 386-253-7031 Lien Amt \$2,058.31
April 11, 2024 24-00059V

FIRST INSERTION

Notice of Sale Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve; Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale date May 3 rd , 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309 39391 2016 Jeep VIN#: 1C4PJLCB3GW293684 Lienor: Gary Yeoman's Ford 1420 N Tomoka Farms Rd Daytona Beach 386-253-7031 Lien Amt \$2,058.31
April 11, 2024 24-00059V

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SUBSEQUENT INSERTIONS

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-10445-PRDL  
IN RE: ESTATE OF  
FRANCIS JOSEPH NUNNERY, JR.,  
a/k/a FRANCIS J. NUNNERY, JR.,  
Deceased.

The administration of the estate of deceased whose date of death was November 18, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721, File Number 2024-10445-PRDL. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturing, contingent, or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF SECOND PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE SECOND PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

SECOND DATE OF PUBLICATION OF THIS NOTICE IS April 4, 2024.

**Personal Representative**  
Megan McKinnon  
1735 Peachtree Street N.E.  
Unit 409  
Atlanta, Georgia 30309  
Personal Representative's Attorney  
C. Nick Asma, Esquire  
Asma & Asma, P.A.  
FL Bar No. 43223  
884 South Dillard St.  
Winter Garden FL 34787  
Phone 407-656-5750  
nick.asma@asmapa.com  
April 4, 11, 2024

24-001521

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024 10832 PRDL  
Division 10  
IN RE: ESTATE OF  
GREGORY F. FORD  
Deceased.

The administration of the estate of Gregory F. Ford, deceased, whose date of death was August 28, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, FL32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE SECOND PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE SECOND PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of SECOND publication of this notice is April 4, 2024.

**Personal Representative:**  
/s/ Timothy Brian Ford  
Timothy Brian Ford  
7540 Battle Grove Circle  
Dundalk, MD 21811  
Attorney for Personal Representative:  
/s/ Diane A. Vidal  
Diane A. Vidal  
Attorney  
Florida Bar Number: 1008324  
CHIUMENTO LAW  
145 City Place, Suite 301  
Palm Coast, FL 32164  
Telephone: (386) 445-8900  
Fax: (386) 445-6702  
E-Mail: DVIDal@legalteamforlife.com  
THIRDary E-Mail:  
Proserv@legalteamforlife.com  
April 4, 11, 2024

24-001531

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024 10867 PRDL  
Division 10  
IN RE: ESTATE OF  
EDITH AVERYT,  
aka EDITH MAE AVERYT  
Deceased.

The administration of the estate of Edith Averyt, also known as Edith Mae Averyt, deceased, whose date of death was November 21, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE SECOND PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE SECOND PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of SECOND publication of this notice is April 4, 2024.

**Personal Representative:**  
Dennis E. Averyt  
c/o Legacy Law Associates, P.L.  
313 S. Palmetto Ave.  
Daytona Beach, FL 32114  
Attorney for Personal Representative:  
Robert M. Holland  
Attorney  
Florida Bar Number: 938998  
Legacy Law Associates, P.L.  
313 S. Palmetto Ave.  
Daytona Beach, FL 32114  
Telephone: (386) 252-2531  
Fax: (386) 868-5371  
E-Mail: holland@legacylaw313.com  
THIRDary E-Mail:  
linda@legacylaw313.com  
April 4, 11, 2024

24-001571

SECOND INSERTION

**NOTICE OF CLERK'S SALE**  
IN THE COUNTY COURT, SEVENTH  
JUDICIAL CIRCUIT, IN AND FOR  
VOLUSIA COUNTY, FLORIDA  
CASE NO.: 2023-42195-COCI  
YORKTOWNE ESTATE  
CONDOMINIUM ASSOCIATION,  
INC.,  
Plaintiff, vs.  
JUSTIN A. KOTAN,  
Defendant.

YOU ARE NOTIFIED that pursuant to the Summary Final Judgment of Foreclosure dated April 1st, 2024, Case Number 2023-42195-COCI in the County Court, Seventh Judicial Circuit in and for Volusia County, Florida, in which YORKTOWNE ESTATE CONDOMINIUM ASSOCIATION, INC. is the Plaintiff, and JUSTIN A. KOTAN is the Defendant; I will sell to the highest and best bidder for cash at Volusia.RealForeclose.com, on the 20th day of May, 2024 at 11:00 a.m. the following described property as set forth in said Summary Final Judgment of Foreclosure: Unit 304, Yorktowne Estate Condo, per OR 3849, Page 3080, Public Records of Volusia County, Florida. Parcel ID No. 53311003040  
Property address: 1601 Big Tree Road, Unit 304, Daytona Beach, FL 32119  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

**ATTENTION: PERSONS WITH DISABILITIES**

In accordance with the American with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; Tel.: 386-257-6096 within two (2) working days of your receipt of the NOTICE OF SALE; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

THIS IS NOT A COURT INFORMATION LINE.

DATED this 2nd day of April, 2024.  
/s/ ROBERT ROBINS, ESQUIRE  
P.O. BOX 1649  
DAYTONA BEACH, FL 32115  
(386) 252-5212  
(386) 252-5713 (FAX)  
FLORIDA BAR NO.: 356026  
RobertRobinsLaw@hotmail.com  
ATTORNEY FOR: PLAINTIFF  
April 4, 11, 2024

24-001581

SECOND INSERTION

**NOTICE OF RESCHEDULED SALE**  
**PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
SEVENTH JUDICIAL CIRCUIT  
IN AND FOR VOLUSIA COUNTY,  
FLORIDA  
CIVIL ACTION  
CASE NO.: 2023 31822 CICI  
U.S. BANK NATIONAL ASSOCIATION,  
Plaintiff, vs.  
ROBERT BOYD AKA ROBERT F  
BOYD, et al,  
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated March 14, 2024 and entered in Case No. 2023 31822 CICI of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida in which U.S. Bank National Association, is the Plaintiff and Robert Boyd aka Robert F. Boyd, Florida Housing Finance Corporation, Unknown Party#1 N/K/A Lisa Taylor, are defendants, the Volusia County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at <http://www.volusia.realforeclose.com>, Volusia County, Florida at 11:00AM EST on the May 3, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 16, BLOCK 2, FAIRGLEN, UNIT 4, AS RECORDED IN MAP BOOK 32, PAGE 2, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH THAT PART OF LOT 15, BLOCK 2, FAIRGLEN, UNIT 4, AS RECORDED IN MAP BOOK 32, PAGE 2, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTH 24 DEGREES 54 MINUTES 12 THIRDS WEST ALONG THE WESTERLY LINE OF SAID LOT 15, 9.50 FEET; THENCE SOUTH 46 DEGREES

51 MINUTES 05 THIRD EAST 10.42 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF TRACY CIRCLE; THENCE ALONG THE ARC OF THE CURVE, THROUGH A CENTRAL ANGLE OF 4 DEGREES 58 MINUTES 02 THIRDS WITH A RADIUS OF 45.00 FEET, FOR 3.90 FEET TO THE POINT OF BEGINNING.  
A/K/A 916 TRACY ST DAYTONA BEACH FL 32117

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

**ATTENTION PERSONS WITH DISABILITIES:**

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., St. 300, Daytona Beach, FL 32114, 386-257-6096, within 2 days of your receipt of this notice. If you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

THIS IS NOT A COURT INFORMATION LINE. To file response please contact Volusia County Clerk of Court, 101 N. Alabama Ave., DeLand, FL 32724, Tel: (386) 736-5907.

Dated this 29 day of March, 2024.  
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AM - 23-003771  
April 4, 11, 2024

24-001561

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